

WAIVERS

1.

WAIVER REQUEST: SECTION 146-1511 A 5, BACKOUT PARKING. PUBLIC PARKING AREAS FOR BUSINESS AND INDUSTRIAL DISTRICTS AND MULTIPLE-FAMILY RESIDENTIAL DISTRICTS, NOT INCLUDING SINGLE-FAMILY AND TWO-FAMILY RESIDENCES, WHICH ARE NONCONFORMING USES IN THESE DISTRICTS, SHALL BE DESIGNED SO THAT VEHICLES ARE NOT PERMITTED TO BACK OUT OF THE PARKING AREA ONTO A PUBLIC STREET, EXCEPT AS PERMITTED IN TRANSIT ORIENTED OR URBAN CENTER DEVELOPMENTS.

•

TO ALLOW DRIVEWAYS TO BACK OUT ONTO SOUTH HELENA STREET, GIVEN THE LOW SPEED LIMIT OF 25 MPH, WITH SAFE AND REASONABLE ACCESS TO THE PUBLIC R.O.W.

•

GARAGE DOORS ON SOUTH HELENA STREET HAVE BEEN UPGRADED FOR MITIGATION OF THIS WAIVER.
2.

WAIVER REQUEST: SECTION 146-2533, LANDSCAPE STREET BUFFERS. IN GENERAL STREET FRONTAGES OF ALL SITE PLANS AND SIMILAR PLANS SHALL INCLUDE LANDSCAPED BUFFERS AS REQUIRED BY THIS ARTICLE. SPECIFIC REQUIREMENTS FOR BUFFER WIDTHS AND LANDSCAPING MAY BE FOUND IN TABLES 14-4, 14-5 AND 14-6 AND IN SUBSECTION (C).

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MEETING REQUIRED AMOUNT OF PLANT MATERIAL (1 TREE/10 SHRUBS PER 40 LF) FOR A 20' STREET PERIMETER BUFFER

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PROVIDING THREE NEW PUBLIC OPEN SPACE AMENITY AREAS AND ONE DOG PARK.

•

USE OF XERISCAPE LANDSCAPE PRINCIPALS.
3.

WAIVER REQUEST: SECTION 146-502, TABLE 5.2, NO. 19, MINIMUM LANDSCAPED AREA FOR MULTI-FAMILY DWELLINGS IS 45%.

•

TO ALLOW FOR A REDUCED LANDSCAPE PERCENTAGE OF 39% ON THE TOWNHOUSE (EAST) SIDE.

•

GIVEN THE PRESERVATION OF WOODTRIM TRIBUTARY WHICH ADDS 1-ACRE OF ACCESSIBLE LANDSCAPE.
4.

CONDITIONAL USE: 146-501, TABLE 5.1, NO. 8, CONTINUING CARE RETIREMENT, ZONE DISTRICT R-4, CONDITIONAL USE.

•

FOR THE WEST SIDE, LOT 1, CONTINUED CARE FACILITY.

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LOW DENSITY

•

DESIGNED TO MATCH SURROUNDING NEIGHBORHOOD

•

INFRASTRUCTURE

DATA BLOCK - LOT 1

LAND AREA WITHIN PROPERTY LINES	2.002 AC.
NUMBER OF BUILDINGS	4
NUMBER OF BEDROOMS	42 TOTAL
BUILDING HEIGHT	ALLOWED 60' (MAX) PROVIDED 28'-0" (MAX)
TOTAL BUILDING COVERAGE AND GFA	27,034 S.F. (31%)
HARD SURFACE AREA	33,293 S.F. (38%)
LANDSCAPE AREA	26,891 S.F. (31%)
PRESENT ZONING CLASSIFICATION	R-4
OCCUPANCY TYPE	IBC R-4
CONSTRUCTION TYPE	V-B-SPK
BUILDING SPRINKLED	YES
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	96 S.F.
PROPOSED TOTAL SIGN AREA	96 S.F.
PROPOSED NUMBER OF SIGNS	1
PROPOSED MONUMENT SIGN	1
PROPOSED MONUMENT SIGN AREA	96 S.F. PER SIDE
PARKING SPACES REQUIRED	34*
PARKING SPACES PROVIDED	34
ACCESSIBLE SPACES REQUIRED	2
ACCESSIBLE SPACES PROVIDED	2
VAN ACCESSIBLE SPACE REQUIRED	1
VAN ACCESSIBLE SPACE PROVIDED	1
LOADING SPACES REQUIRED	2
LOADING SPACES PROVIDED	2

\*0.5 SPACE PER BED ROOM PLUS 1 SPACE PER 5 BEDROOMS OR DWELLING UNITS AS GUEST PARKING

DATA BLOCK - LOT 2

LAND AREA WITHIN PROPERTY LINES	2.879 AC.
NUMBER OF BUILDINGS	7
NUMBER OF DWELLING UNITS	31
BUILDING HEIGHT	ALLOWED 40' (MAX) PROVIDED 29'-8" (MAX) 9'-0" TO EVES
TOTAL BUILDING COVERAGE AND GFA	49,742 S.F. (39%)
HARD SURFACE AREA	31,318 S.F. (25%)
LANDSCAPE AREA	44,328 S.F. (36%)
PRESENT ZONING CLASSIFICATION	R-3
OCCUPANCY TYPE	IRC R-3
CONSTRUCTION TYPE	V-B
BUILDINGS SPRINKLED	NO
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	96 S.F.
PROPOSED TOTAL SIGN AREA	96 S.F.
PROPOSED NUMBER OF SIGNS	1
PROPOSED MONUMENT SIGN	1
PROPOSED MONUMENT SIGN AREA	96 S.F.
PARKING SPACES REQUIRED	69*
PARKING SPACES PROVIDED	92
ACCESSIBLE SPACES REQUIRED	1
ACCESSIBLE SPACES PROVIDED	1
VAN ACCESSIBLE SPACE REQUIRED	1
VAN ACCESSIBLE SPACE PROVIDED	1
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	0

\*2 SPACES PER UNIT PLUS 1 GUEST SPACE PER EACH 2 UNITS



VICINITY MAP  
NOT TO SCALE

SHEET INDEX

1 OF 20	CS-1	COVER SHEET
2 OF 20	SP-1	SITE PLAN
3 OF 20	GP-1	GRADING PLAN
4 OF 20	GP-2	WALL SECTIONS
5 OF 20	UP-1	UTILITY PLAN
6 OF 20	LP-1	LANDSCAPE PLAN
7 OF 20	LP-2	CHANNEL LANDSCAPE PLAN
8 OF 20	LD-1	LANDSCAPE NOTES & DETAILS
9 OF 20	LD-2	LANDSCAPE NOTES & DETAILS
10 OF 20	LD-3	LANDSCAPE NOTES & DETAILS
11 OF 20		FLOODPLAIN PROFILE
12 OF 20		FLOODPLAIN SECTIONS
13 OF 20		BUILDING ELEVATIONS
14 OF 20		BUILDING ELEVATIONS
15 OF 20		BUILDING ELEVATIONS
16 OF 20		BUILDING A ELEVATIONS
17 OF 20		BUILDING B&D ELEVATIONS
18 OF 20		BUILDING C ELEVATIONS
19 OF 20		SITE PHOTOMETRIC PLAN
20 OF 20		SITE LIGHTING FIXTURES

CONTACTS

OWNER/DEVELOPER

HELENA LAND HOLDING, LLC  
4500 N 32ND STREET, UNIT 100F  
PHOENIX, AZ 85018  
CONTACT: JASON BRUCKAL  
TELEPHONE: 602.510.0381

ARCHITECT

M-A ARCHITECTS  
2329 W MAIN STREET #301  
LITTLETON, CO 80120  
CONTACT: JOHN MATTHEWS  
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SURVEYOR

POINT CONSULTING, LLC  
8460 W KEN CARYL AVE  
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BENCHMARK

AURORA BENCHMARK POINT NO. 09-070B, 3" DIAMETER BRASS CAP ATOP THE NORTH EDGE OF A CURB OPENING INLET & CENTERED THEREON BEING ON THE WEST SIDE OF S. CHAMBERS ROAD & 40' MORE/LESS NORTH OF THE JEWELL LANDLINE AS EVIDENCED BY THE RANGE BOX IN S. CHAMBERS ROAD. PUBLISHED ELEVATION = 5535.38'

BASIS OF BEARINGS

S 89°24'18" W BEING THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN AS MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.

CIVIL ENGINEER

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CONTACT: TIFFANY E  
TELEPHONE: 720.258.6836

LANDSCAPE ARCHITECT

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LITTLETON, CO 80128  
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All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

IMPLEMENTATION PLAN - LOT 1

2015 INTERNATIONAL BUILDING CODE (IBC R-4)	COLORADO STATE HOUSE BILL 03-1221 ARTICLE 5, C.R.S. 9-5-101
ACCESSIBLE DWELLING UNITS (PER BUILDING)	ACCESSIBLE DWELLING UNITS
NUMBER OF "ACCESSIBLE" UNITS REQUIRED PER SECT. 1107.6.4.1	- AT LEAST ONE UNIT PER BUILDING
NO. OF ACCESSIBLE POINTS REQUIRED	18 POINTS FOR 42 UNITS
PROVIDED:	- ONE UNIT PER BUILDING
NO. OF ACCESSIBLE POINTS PROVIDED	42 POINTS (1 POINT PER UNIT)
NUMBER OF "TYPE B" UNITS REQUIRED PER SECT. 1107.6.4.2	- ALL REMAINING UNITS
PROVIDED:	- ALL REMAINING UNITS

IMPLEMENTATION PLAN - LOT 2

2015 INTERNATIONAL BUILDING CODE (IRC R-3)	COLORADO STATE HOUSE BILL 03-1221 ARTICLE 5, C.R.S. 9-5-101
ACCESSIBLE DWELLING UNITS REQUIRED PER IRC SECT. 320.1 AND IBC SECT. 1107	ACCESSIBLE DWELLING UNITS
- SINGLE STORY RANCH STYLE UNITS SHALL BE TYPE 'B' UNITS	NO. OF ACCESSIBLE POINTS REQUIRED: 18 POINTS FOR 31 UNITS
- TWO-STORY UNITS ARE EXEMPT	NO. OF ACCESSIBLE POINTS PROVIDED: 13 RANCH STYLE TYPE 'B' UNITS AT 4 POINTS EACH = 52 POINTS
PROVIDED: -13 SINGLE STORY RANCH STYLE TYPE 'B' DWELLING UNITS	

AMENDMENTS

- AMENDMENT 1

- REMOVED WEST POND AND THE WALL SURROUNDING IT.

- CHANGED ALL CONCRETE WALLS TO MSE.

- SHEETS SP-1, GP-1, GP-2, UP-1, LP-1, AND LD-1 HAVE BEEN ALTERED, WITH DESCRIPTIONS OF THEIR CHANGES ON EACH SHEET.

CITY OF AURORA APPROVALS

CITY ATTORNEY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CHAIRPERSON)

CITY COUNCIL: \_\_\_\_\_ DATE: \_\_\_\_\_  
(MAYOR)

ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_  
(CITY CLERK)

DATABASE APPROVAL DATE \_\_\_\_\_

RECORDER'S CERTIFICATE:  
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF \_\_\_\_\_

COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_.

CLERK AND RECORDER: \_\_\_\_\_ DEPUTY: \_\_\_\_\_

SIGNATURE BLOCK

1900 SOUTH CHAMBERS \_\_\_\_\_ SITE PLAN  
(OFFICIAL PROJECT NAME)

LEGAL DESCRIPTION: 1900 SOUTH CHAMBERS SUBDIVISION FILING NO. 1

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

IN WITNESS THEREOF, \_\_\_\_\_ HAS CAUSED THESE  
HELENA LAND HOLDING, LLC

PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, \_\_\_\_\_.

BY: \_\_\_\_\_  
JASON BRUCKAL

STATE OF COLORADO  
COUNTY OF ARAPAHOE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD, BY

(PRINCIPLE OR OWNERS)

WITNESS MY HAND AND OFFICIAL SEAL

(NOTARY PUBLIC)

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY BUSINESS ADDRESS: \_\_\_\_\_

NOTE WAS UPDATED TO THIS LANGUAGE

GENERAL NOTES

1.

THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
2.

ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
3.

RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
4.

"ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO 60% OF THE ACCESSIBLE BUILDING ENTRANCES THEY SERVE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. THE ACCESSIBLE ROUTE MUST BE LOCATED WITHIN A SIDEWALK. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2015 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009.
5.

THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
6.

THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7.

ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREET RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY OF AURORA'S USE AND OCCUPANCY OF THE SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS, DAMAGE OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
8.

THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
9.

ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH AURORA CITY CODE OF ORDINANCE, CHAPTER 126 - ARTICLE VII - NUMBERING BUILDINGS.
10.

ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING GREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
11.

NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
12.

FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
13.

ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
14.

ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
15.

ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
16.

ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC, ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
17.

THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITION ARE NOT MET, THE OWNER, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT EMERGENCY NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE FIRE DEPARTMENT'S SATISFACTION, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT. EMERGENCY ACCESS EASEMENTS, STATING "KEEP DRIVE AISLE PASSABLE AT ALL TIMES".
18.

EMERGENCY RESPONDER RADIO COVERAGE: ALL NEW BUILDINGS; ADDITIONS TO EXISTING BUILDINGS; SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING. THIS BUILDING MUST BE ASSESSED TO DETERMINE ADEQUATE IN-BUILDING RADIO COVERAGE AT TIME OF FINAL FRAME AND ELECTRICAL INSPECTION BY A QUALIFIED 3RD PARTY INSPECTION SERVICE AT THE OWNER/DEVELOPER EXPENSE. LACK OF ADEQUATE IN-BUILDING RADIO COVERAGE MAY DELAY THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHERE THE STRUCTURE IS FOUND DEFICIENT A SEPARATE PERMIT IS REQUIRED TO INSTALL, REPAIR OR MODIFY ANY EMERGENCY RESPONSE RADIO COVERAGE SYSTEM. PER 2015 IFC, SECTION 510.
19.

THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON 2009 IBC, CHAPTER 11, THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A117.1 AND THE 2003 COLORADO STATE HOUSE BILL 03-1221, ARTICLE 5, STANDARDS FOR ACCESSIBLE HOUSING (C.R.S. 9-5-101 TO 9-5-106).
- 
- Point Consulting, LLC

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PLANNING | ENGINEERING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING
- | SITE PLAN   |          | 1900 SOUTH CHAMBERS<br>SUBDIV. FLG. NO. 1 |  | AURORA, COLORADO |  | JOB NO. 18:010 |  |
|-------------|----------|---|--|------------------|--|----------------|--|
| DESCRIPTION |          | COVER SHEET                               |  | CS-1 (1 OF 20)   |  |                |  |
| DATE        | 05/02/18 | 1ST COA SUBMITTAL                         |  |                  |  |                |  |
|             | 09/20/18 | 2ND COA SUBMITTAL                         |  |                  |  |                |  |
|             | 03/01/19 | 3RD COA SUBMITTAL                         |  |                  |  |                |  |
|             | 05/28/19 | 4TH COA SUBMITTAL                         |  |                  |  |                |  |
|             | 06/20/19 | 5TH COA SUBMITTAL                         |  |                  |  |                |  |
|             | 12/13/19 | 6TH COA SUBMITTAL                         |  |                  |  |                |  |
|             |          | 7TH COA SUBMITTAL                         |  |                  |  |                |  |
|             |          | 8TH COA SUBMITTAL                         |  |                  |  |                |  |



FIRST AMENDMENT CHANGES

- WEST POND HAS BEEN REMOVED.
- WALL ON NORTHWEST PORTION OF SITE HAS BEEN MOVED FURTHER EAST.
- THE WEST SIDE OF BUILDINGS A AND B NOW HAVE A TRENCH DRAIN THAT CAPTURES WATER BEFORE IT FLOWS OFFSITE.
- THERE IS NO AN EASEMENT AROUND THE SOUTHERN SWALE.
- THE PREVIOUS PAN BETWEEN BUILDINGS 1, 2, 3, AND 4.
- AN ADDITIONAL RAMP HAS BEEN ADDED TO THE SITE.
- CALLOUTS 21 AND 47 ARE NO LONGER USED.
- ALL WALLS ARE NOW MSE WALLS INSTEAD OF CONCRETE, AND THE CHANGE IS SHOWN IN CALLOUTS 45 AND 46.
- A CALLOUT FOR THE TRENCH DRAIN HAS BEEN ADDED.

check this

SHOULD BE WEST, HAS BEEN UPDATED

If the wall was mentioned in the License Agreement, then it will need an Addendum to reflect these changes.

THE AMENDED LICENSE AGREEMENTS WERE SUBMITTED TO GRACE GRAY ON 06.22.2020

SUB. FILING NO. 1 ZONE: PD

N89°23'55"E 453.34'

THE MAINTENANCE PATH ONLY GOES TO WHERE THE WATER QUALITY DEVICE IS LOCATED

With the pond removed, the maintenance path is not required

Is this intended to be "not?"

THERE IS A DRAINAGE EASEMENT AROUND THE SWALE, NOT AROUND THE CONCRETE PAN AS IT'S NOT ACTING AS A BMP

LEGEND

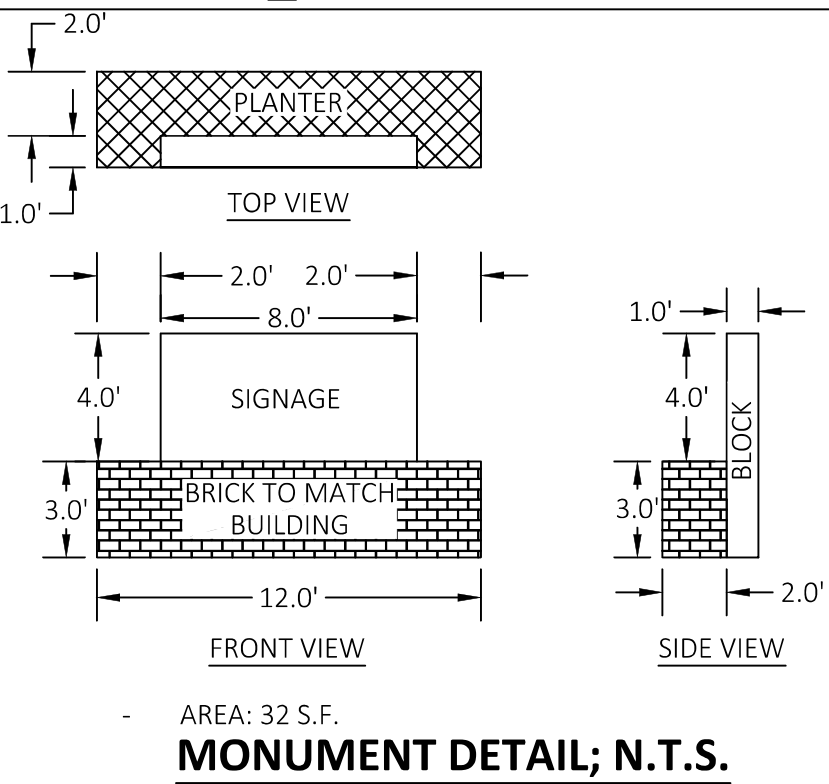
- PROPERTY LINE
- LOT LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- LANDSCAPE AREA
- CONCRETE SIDEWALK
- SITE TRIANGLE
- ACCESSIBLE ROUTE
- PROPOSED ACCESSIBLE PARKING STALL
- PROPOSED PARKING COULD PER
- PROPOSED FIRE HYDRANT
- PROPOSED SITE LIGHTING
- CHANNEL AREA TO REMAIN AT EXISTING GRADE

GENERAL NOTES

1. THE TOWNHOME BUILDINGS ON LOT 2 WILL BE CONSTRUCTED INDIVIDUALLY STARTING WITH THE BUILDINGS ALONG HELENA STREET.
2. THE CITY'S PARK LAND DEDICATION POLICY IS SET FORTH IN SECTION 48(b) OF CHAPTER 147 (I.E., THE SUBDIVISION ORDINANCE) OF THE CITY CODE. IT SPECIFIES THAT PARK LAND SHALL BE DEDICATED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
  - 2.1. 3.0 ACRES PER 1,000 RESIDENTS FOR NEIGHBORHOOD PARKS.
  - 2.2. 1.1 ACRES PER 1,000 RESIDENTS FOR COMMUNITY PARKS.
  - 2.3. NO OPEN SPACE LAND DEDICATION WILL BE REQUIRED BECAUSE THE SUBJECT DEVELOPMENT IS DESIGNATED AS INFILL AND IS EXEMPT FROM THIS REQUIREMENT.

KEY NOTES

- |   |   |
|---|---|
| 1 FIRE HYDRANT  | 30 8-FOOT CROSS PAN   |
| 2 CROSSWALK STRIPING  | 31 ASPHALT DRIVE  |
| 3 PARKING STRIPING  | 32 MONUMENT SIGN, DETAIL THIS SHEET.                                  |
| 4 ACCESSIBLE PARKING  | 33 BIKE RACK ON CONCRETE PAD  |
| 5 6-INCH VERTICAL CURB AND GUTTER   | 34 PICNIC TABLE ON CONCRETE PAD                                       |
| 6 CONCRETE SIDEWALK, SEE PLAN FOR WIDTH   | 35 TRASH CAN ON CONCRETE PAD  |
| 7 CURB RAMP   | 36 MAIL BOX   |
| 8 RETAINING WALL, GREY/TAN BLEND MSE BLOCK.   | 37 GRASS SWALE  |
| 9 TRASH ENCLOSURE, SEE SHEET LD-3 DETAIL N  | 38 DRAINAGE MAINTENANCE PATH, 10-FOOT WIDE                            |
| 10 2-FOOT CONCRETE PAN  | 39 CONCRETE PAD   |
| 11 ACCESSIBLE PARKING SIGN  | 40 SANITARY SEWER MAINTENANCE PATH, 12-FEET WIDE                      |
| 12 WATER QUALITY POND   | 41 'END OF FIRE LANE' SIGN  |
| 13 CONCRETE DRIVEWAY  | 42 BENCH ON CONCRETE PAD  |
| 14 STOP SIGN  | 43 CONNECT TO EXISTING SIDEWALK                                       |
| 15 EXISTING FENCE TO BE REMOVED   | 44 LIGHT POLE, SEE PHOTOMETRIC PLAN                                   |
| 16 POWER POLE TO REMAIN   | 45 MSE WALL, BROWN STAINED WITH SCREEN WALL ON TOP                    |
| 17 OVERHEAD ELECTRIC TO REMAIN  | 46 MSE WALL, BROWN STAINED WITH FENCE ON TOP, SEE SHEET LD-2 DETAIL F |
| 18 PLAZA AREA, SEE LANDSCAPE PLAN   | 47 NOT USED   |
| 19 FENCE, SEE SHEET LD-2 DETAIL F   | 48 RAMP WITH HANDRAILS, SLOPE AT 7.7% FOR 18-FEET                     |
| 20 DECOMPOSED GRANITE PATH, SEE SHEET LD-2 DETAIL G   | 49 8-FOOT CONCRETE PAN  |
| 21 NOT USED   | 50 MAINTENANCE TURN AROUND  |
| 22 12-FOOT AUTOMATIC SWINGING GATES WITH APPROVED SIREN OPERATED SYSTEM, KNOX KEY SWITCH AND MANUAL RELEASE | 51 OPEN SPACE 3-RAIL FENCE WITH PET MESH, SEE SHEET LD-3 DETAIL O     |
| 23 PEDESTRIAN GATE WITH KNOX BOX  | 52 RAMP WITH HANDRAILS, SLOPE AT 8.3% FOR 18-FEET                     |
| 24 MOUNTABLE CURB AND GUTTER  | 53 RAMP WITH HANDRAILS, SLOPE AT 8.0% FOR 25-FEET                     |
| 25 RAMP SLOPE AT 8.3% FOR 6-FEET  | 54 12-FOOT WIDE CONCRETE PAD  |
| 26 RAMP WITH HANDRAILS, SLOPE AT 8.3% FOR 30-FEET   | 55 CONSTRUCT 6-INCH WIDE LEVEL SLOPE                                  |
| 27 FIRE LANE SIGN   | 56 12-INCH CHANNEL DRAIN  |
| 28 RIGHT TURN ONLY SIGN   |   |
| 29 VEHICLE LOADING SIGN   |   |



The civil plan comments indicate a drainage easement is required in this area. Please make sure any items called for in the civil plans are reflected in the site plan amendment.

PER EMAIL WITH JANET BENDER ON 07.07.2020 THIS IS ONLY A CONCRETE DRAINAGE PAN AND NOT A WATER QUALITY BMP. THERE IS AN EASEMENT SHOWN AROUND THE SWALE WHICH IS THE WATER QUALITY BMP FOR THIS AREA.

155' WIDE PUBLIC SERVICE COMPANY PROPERTY  
PARCEL ID: 1975-20-3-00-013

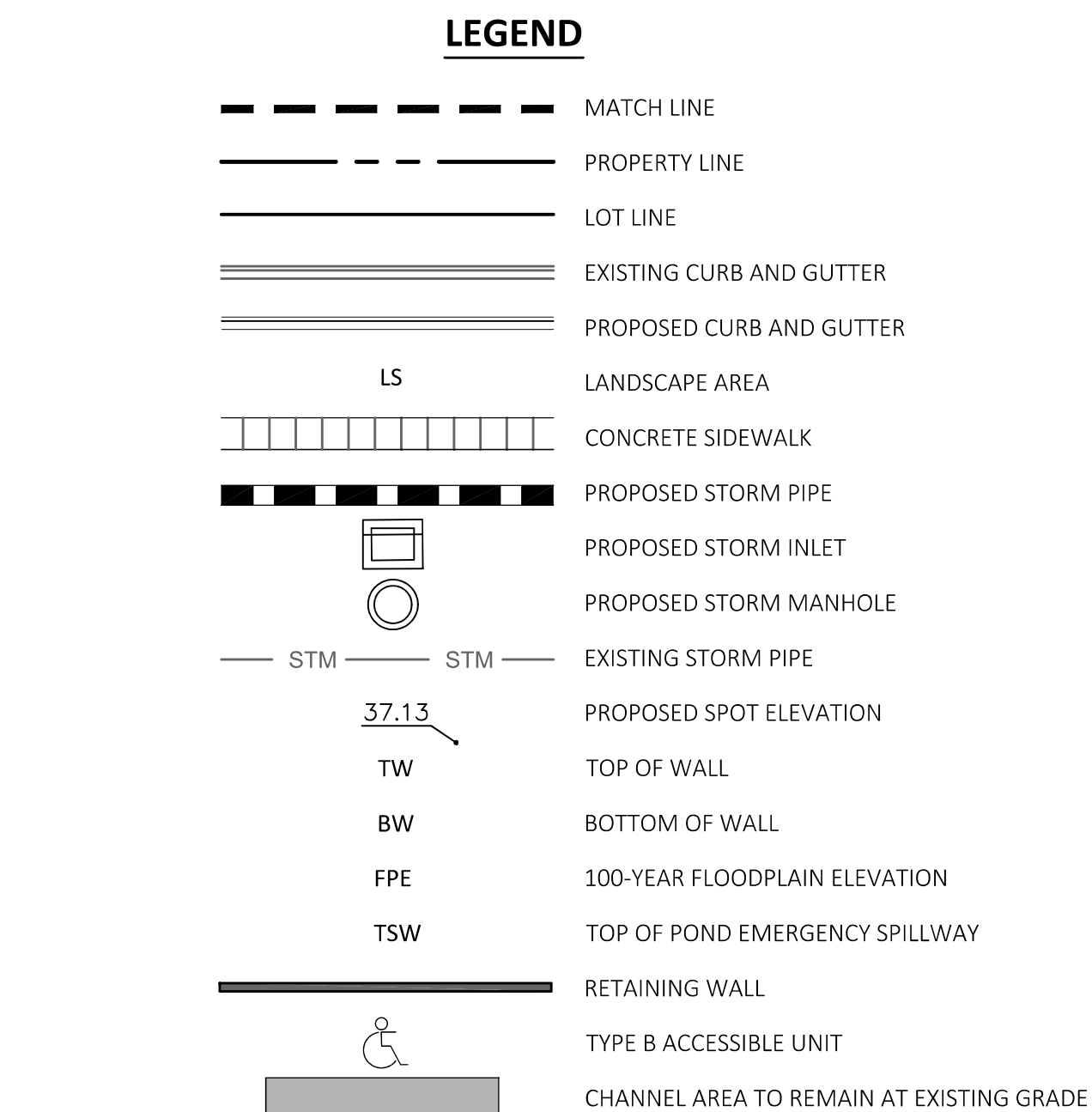




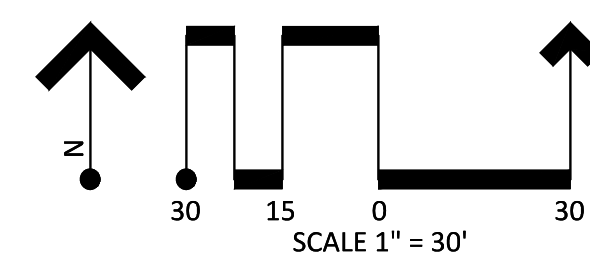
- WEST POND HAS BEEN REMOVED, ALONG WITH ALL WALLS SURROUNDING IT. THE GRADING NOW SLOPES DOWN TO MEET THE FLOODPLAIN LINE. NOTE THAT THE 100-YR FLOODPLAIN HAS NOT CHANGED.

- UPDATED AN ELEVATION CALLOUT ON THE EASTERN POND.

- AN ADDITIONAL RAMP HAS BEEN ADDED TO THE SITE ALONG HELENA



1. SEE SHEET GP-2 FOR WALL SECTIONS A-L.
2. STORM SEWER SYSTEM IS PRIVATE AND WILL BE MAINTAINED BY HELENA LAND HOLDING, LLC.
3. MAX SLOPE IN ACCESSIBLE PARKING IS 2.0% MAX IN ANY DIRECTION.

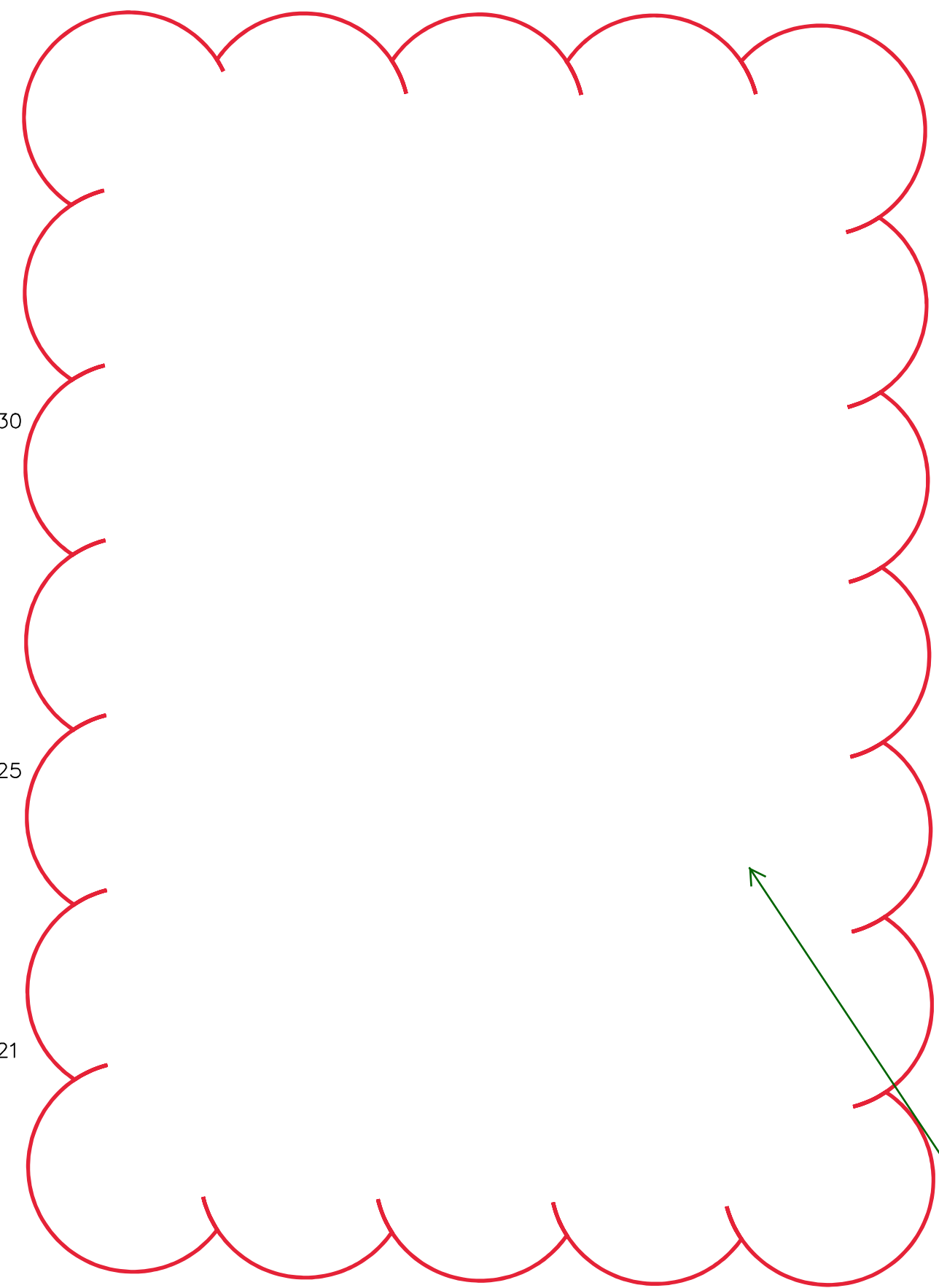
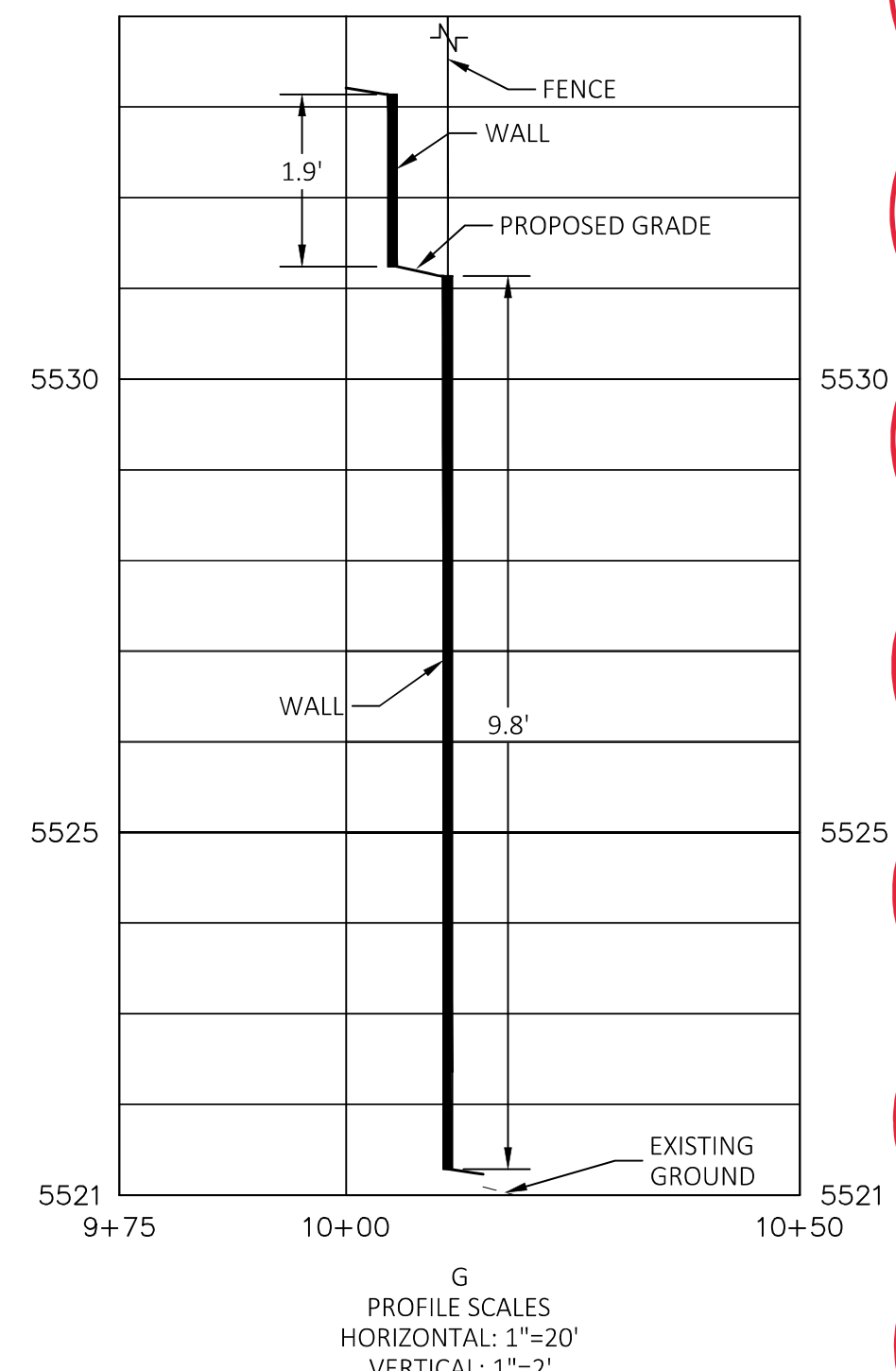
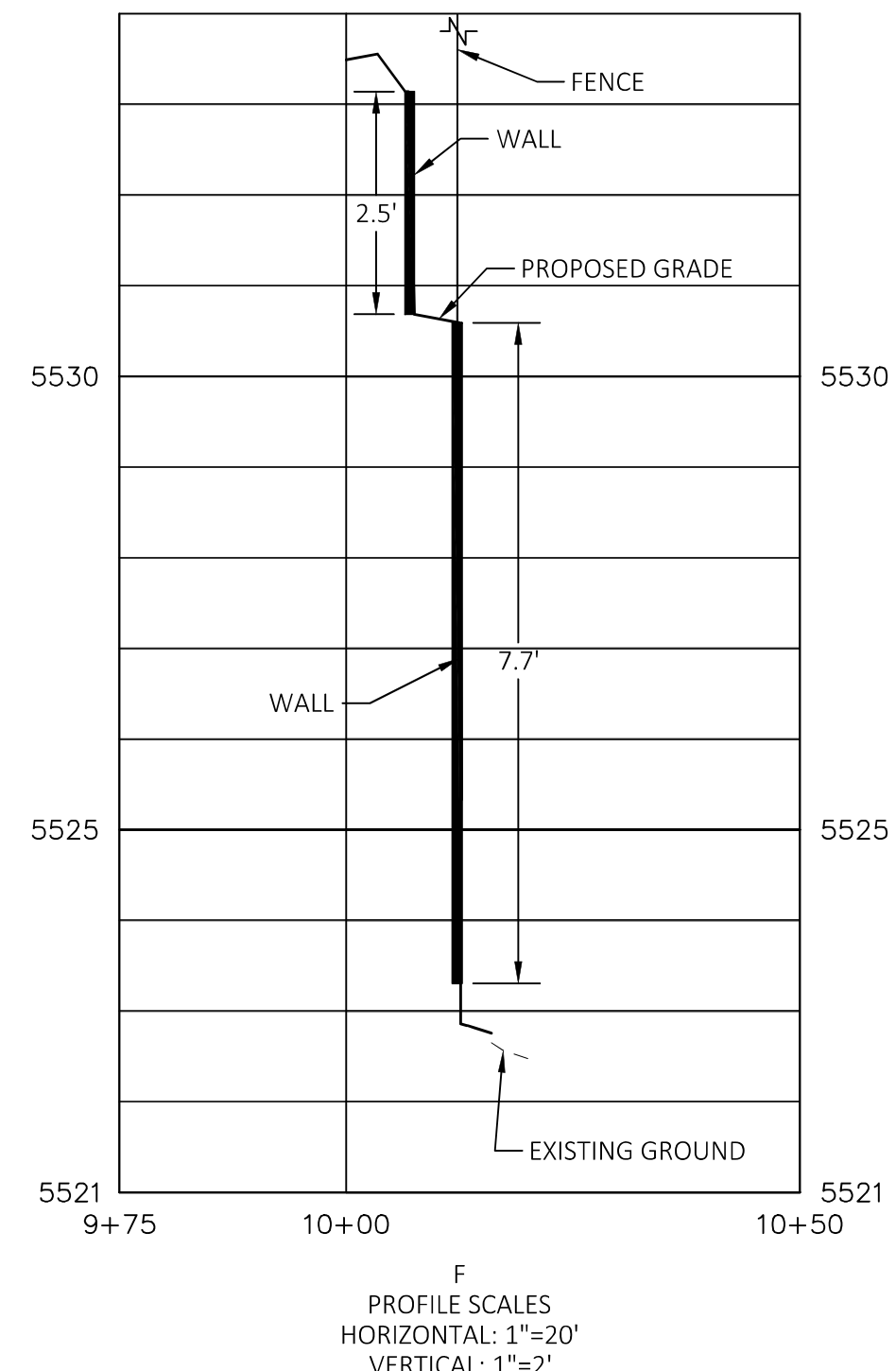
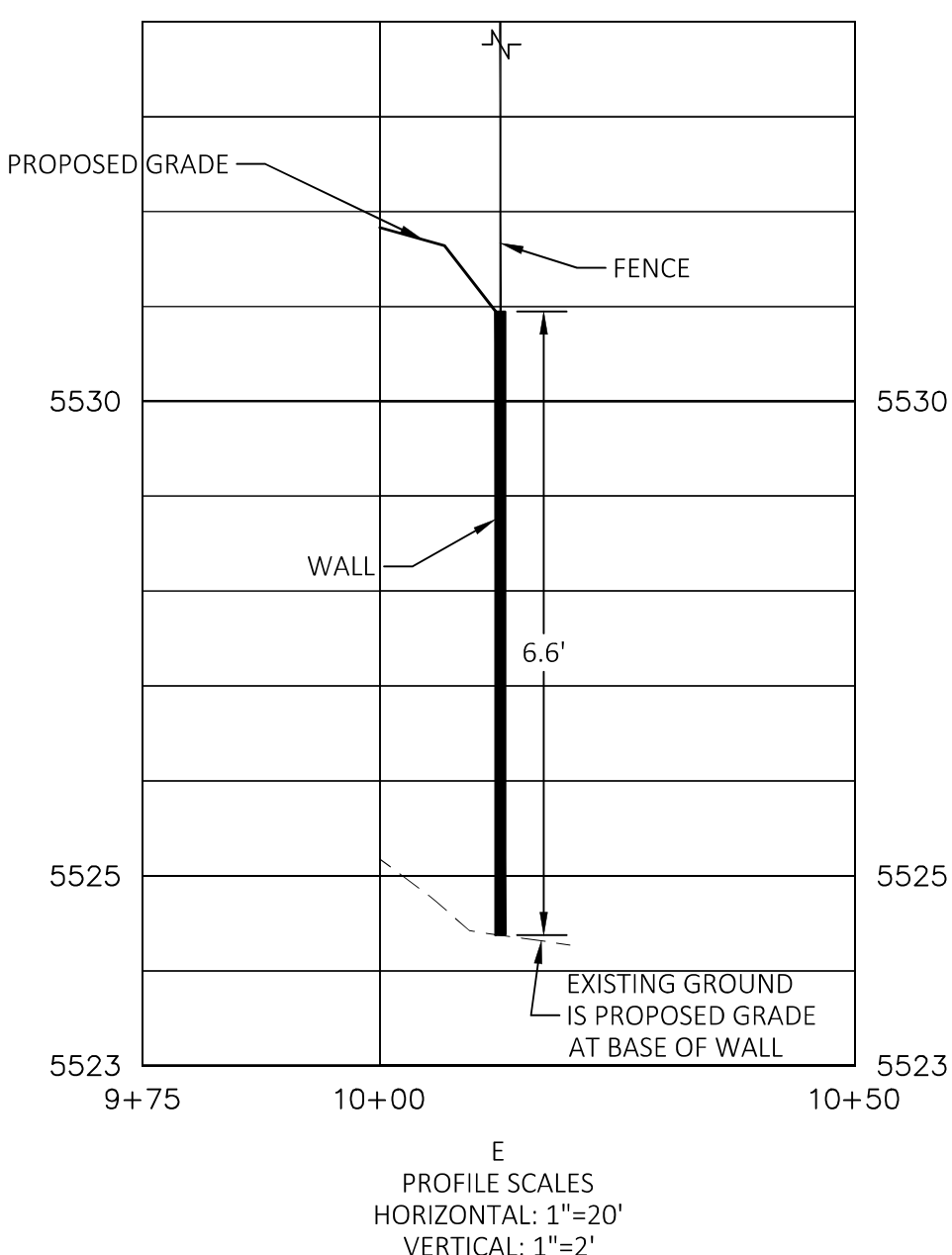
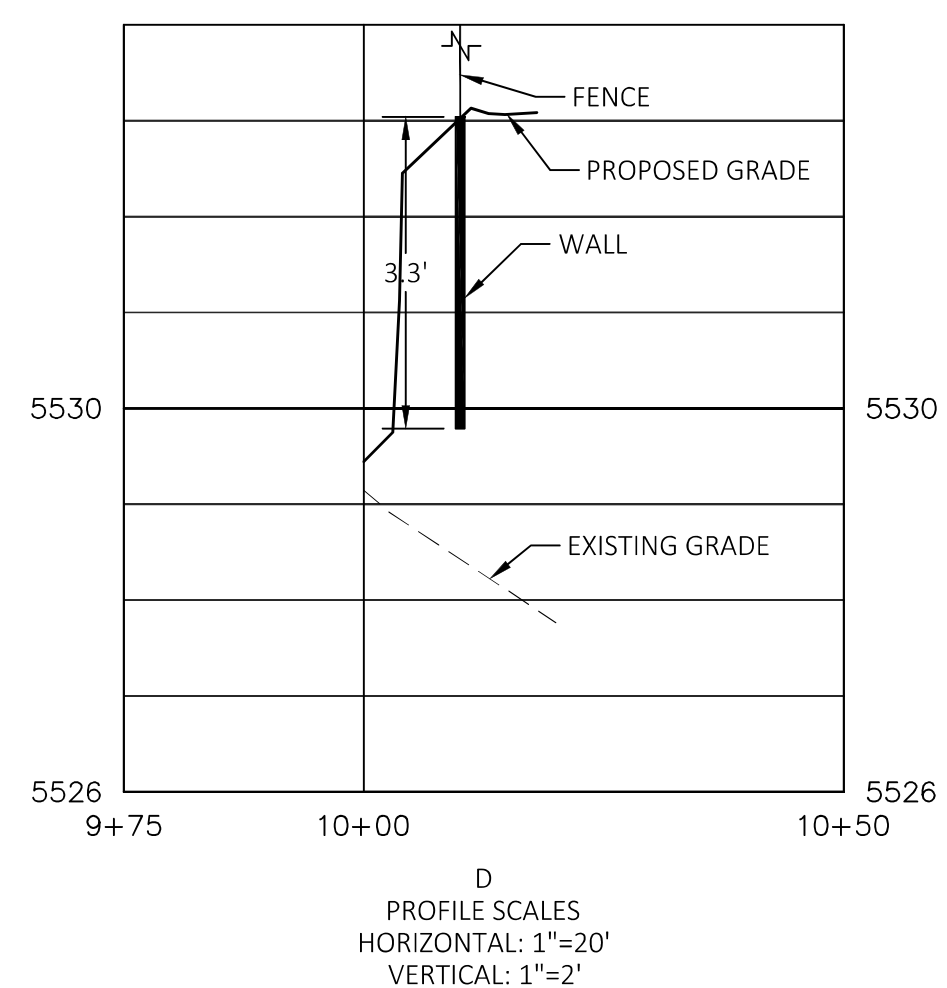
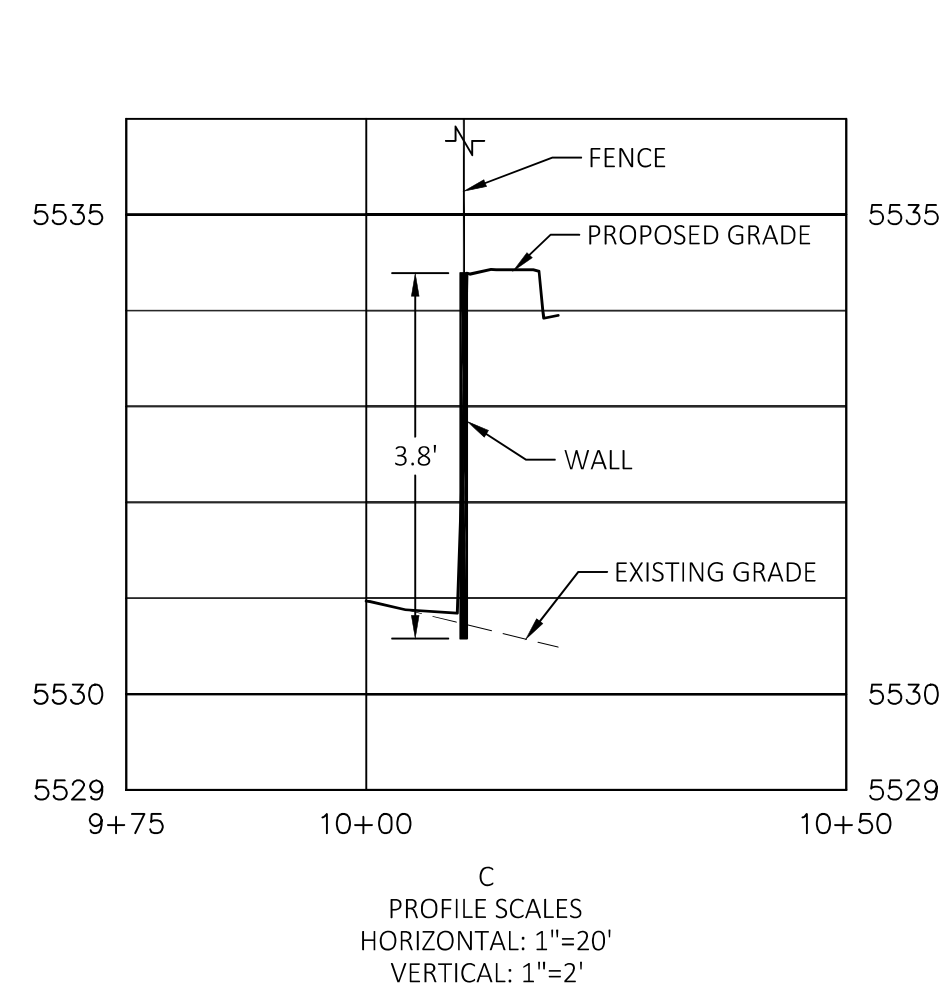
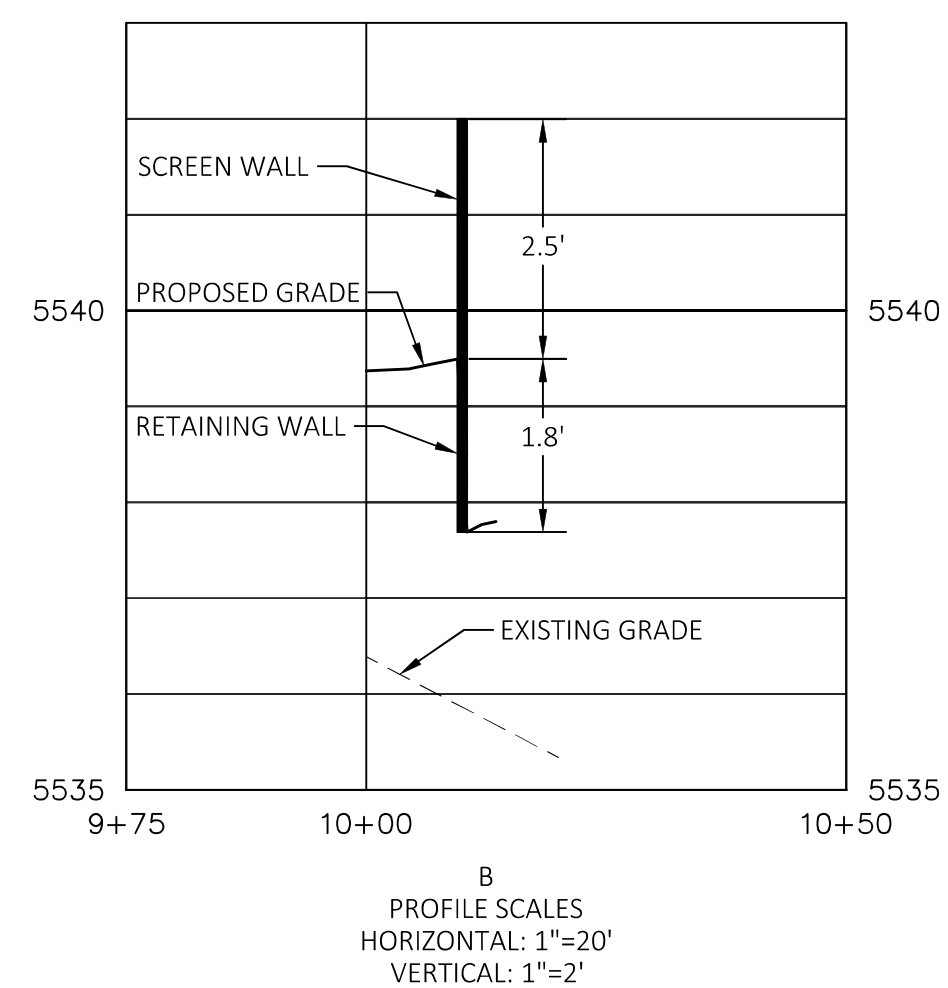
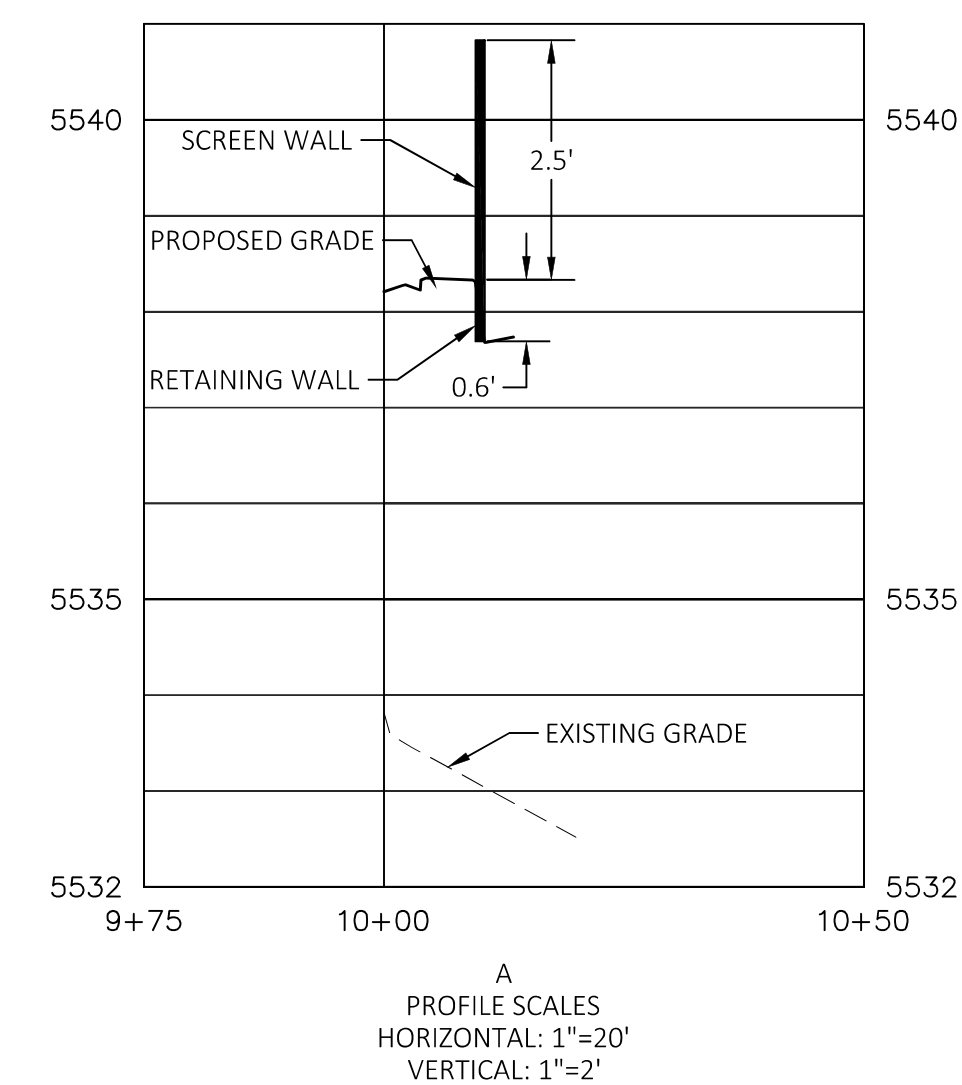




# LOT 1 WALL SECTIONS

FIRST AMENDMENT CHANGES

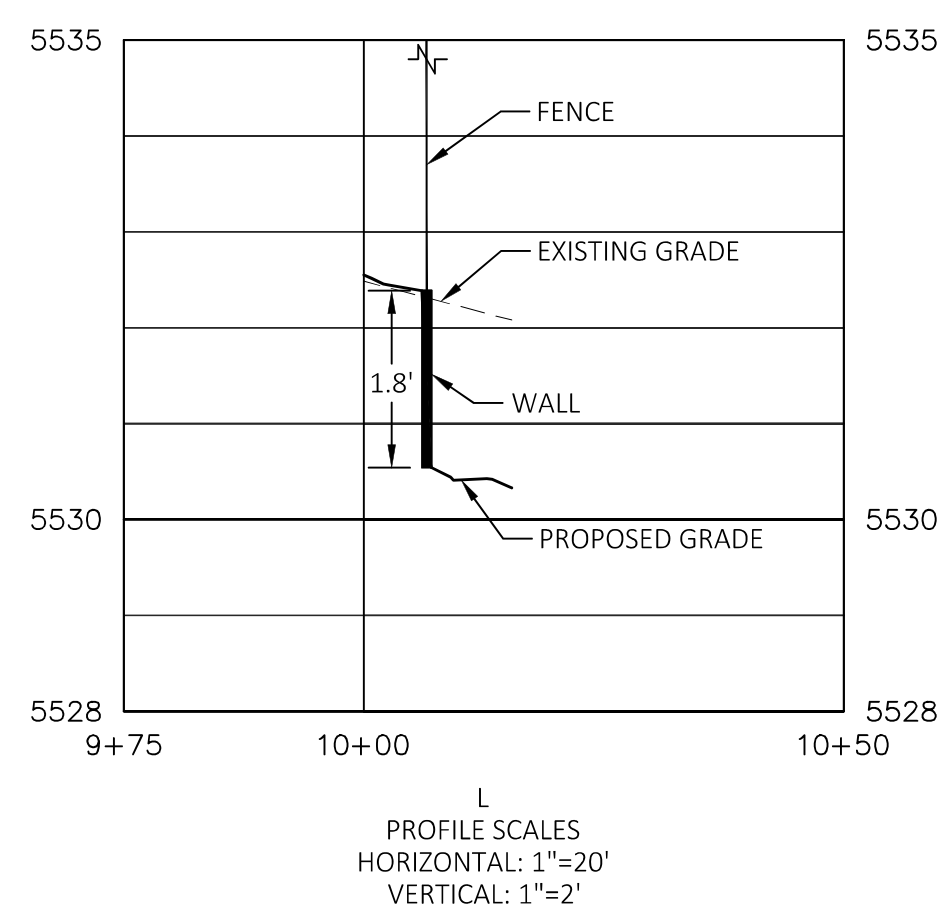
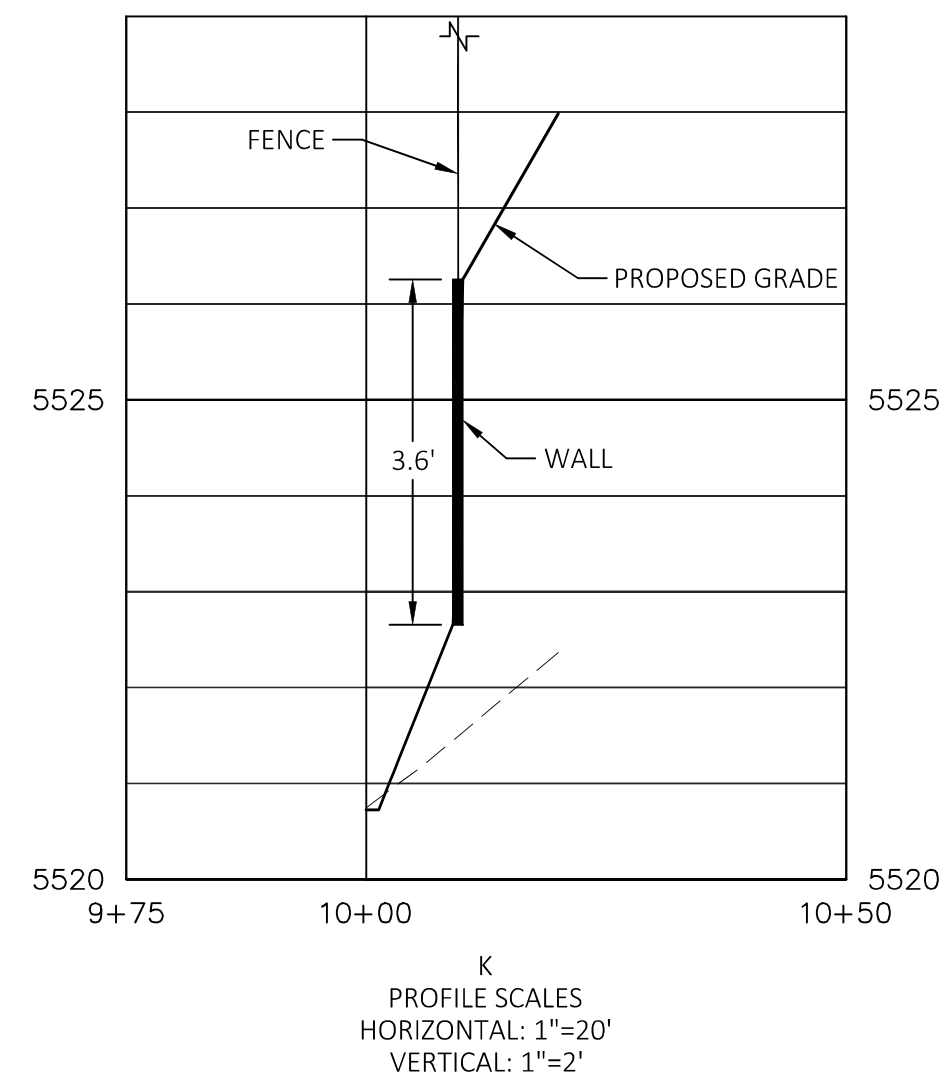
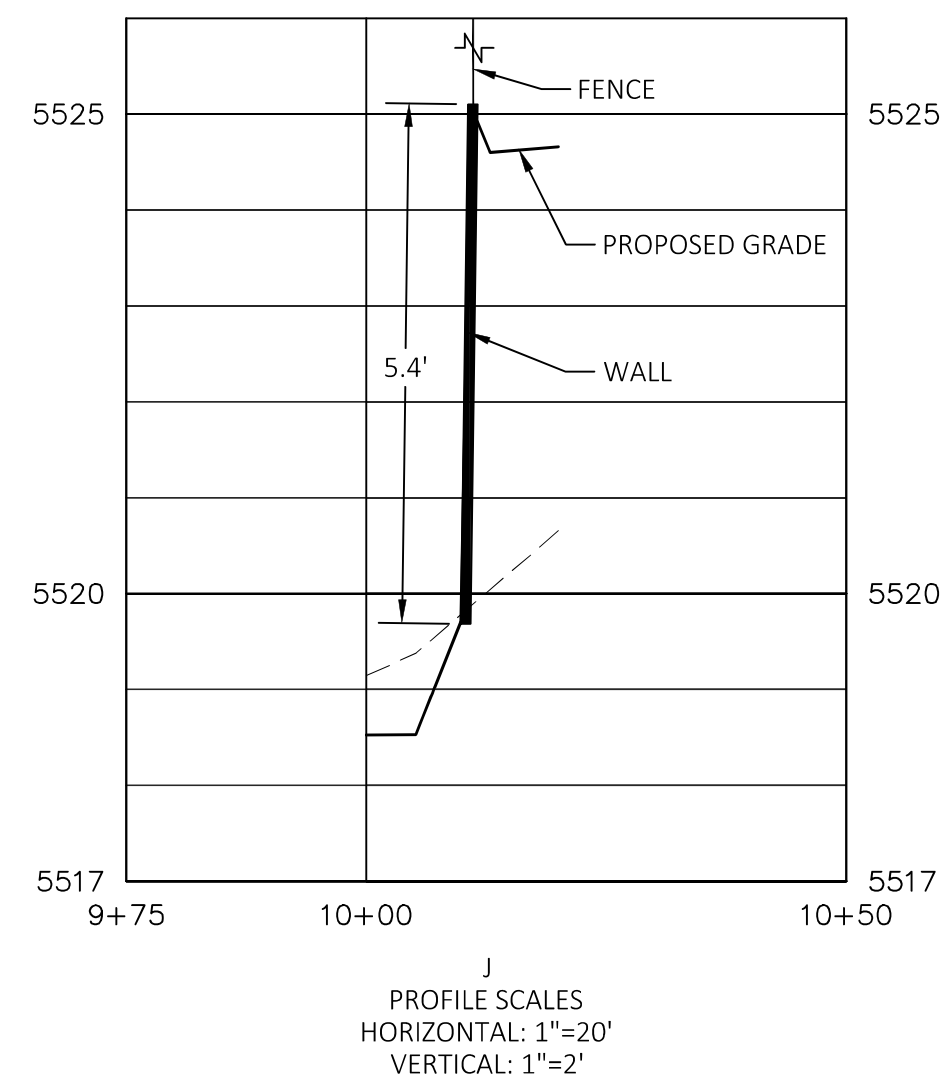
- WALL SECTION SHOWING THE OLD WEST POND'S WALL HAS BEEN REMOVED.



Please keep previous graphic within the cloud

SECTION H ADDED BACK TO PLANS AND SHOWS NO WALLS

# LOT 2 WALL SECTIONS

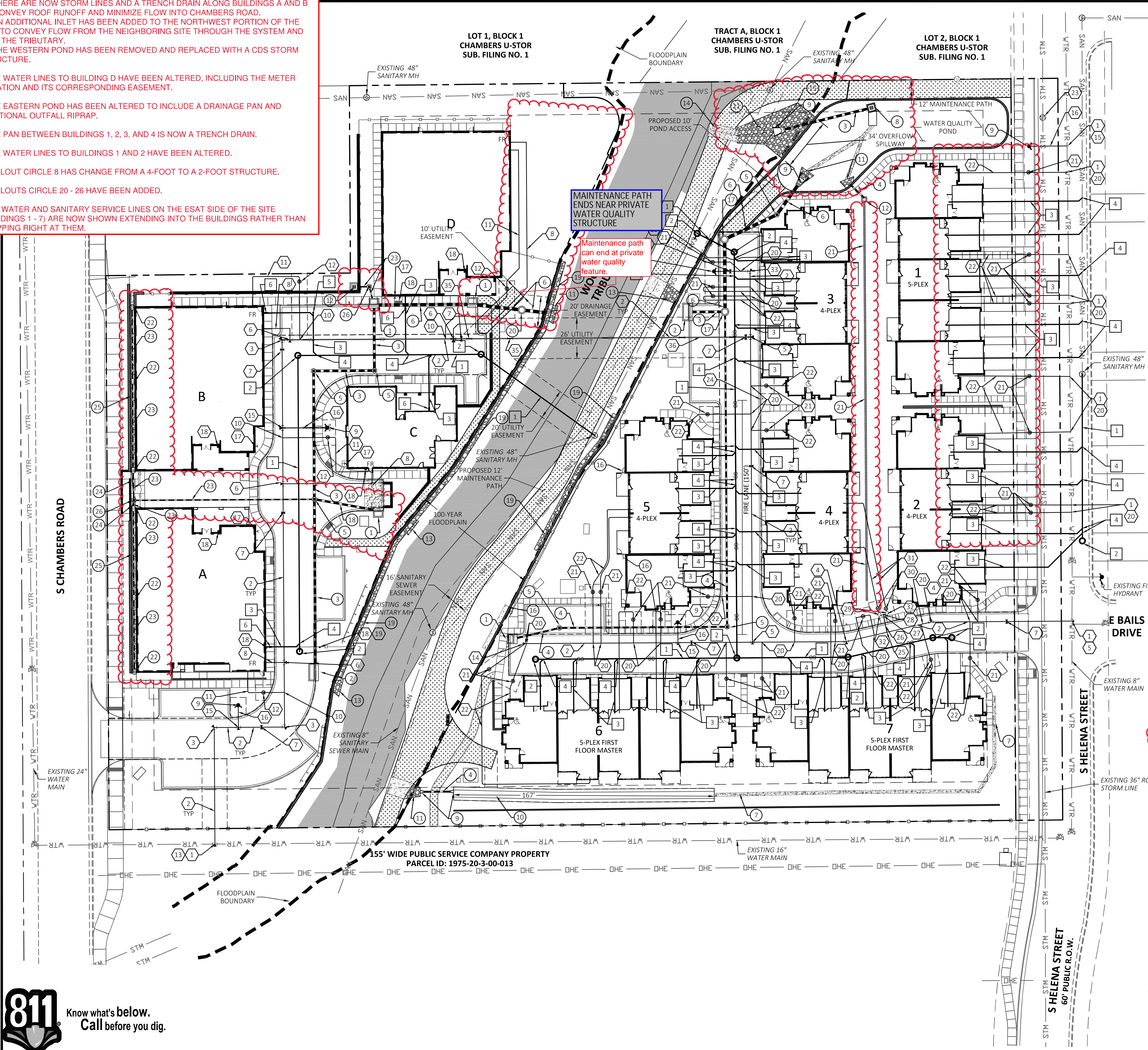


8440 W KEN CARYL AVENUE LITTLETON, CO 80128 720-258-6836 www.pnh-llc.com		Point Consulting, LLC	
PLANNING   ENGINEERING LANDSCAPE ARCHITECTURE LAND SURVEYING			
SITE PLAN		1900 SOUTH CHAMBERS SUBDIV. FLG. NO. 1	
		AURORA, COLORADO	
		JOB NO. 18.010	
DESCRIPTION		WALL SECTIONS	
DATE	DESCRIPTION		
05.02.18	1ST COA SUBMITTAL		
05.22.18	2ND COA SUBMITTAL		
09.20.18	3RD COA SUBMITTAL		
03.01.19	4TH COA SUBMITTAL		
05.28.19	5TH COA SUBMITTAL		
06.20.19	6TH COA SUBMITTAL		
12.13.19	8TH COA SUBMITTAL		
GP-2 (4 OF 20)			



FIRST AMENDMENT CHANGES

- THE WEST STORM STYSEM HAS BEEN ALTERED IN THE FOLLOWING WAYS:
  - THERE ARE NOW STORM LINES AND A TRENCH DRAIN ALONG BUILDINGS A AND B TO CONVEY ROOF RUNOFF AND MINIMIZE FLOW INTO CHAMBERS ROAD.
  - AN ADDITIONAL INLET HAS BEEN ADDED TO THE NORTHWEST PORTION OF THE SITE TO CONVEY FLOW FROM THE NEIGHBORING SITE THROUGH THE SYSTEM AND INTO THE TRIBUTARY.
  - THE WESTERN POND HAS BEEN REMOVED AND REPLACED WITH A CDS STORM STRUCTURE.
- THE WATER LINES TO BUILDING D HAVE BEEN ALTERED, INCLUDING THE METER LOCATION AND ITS CORRESPONDING EASEMENT.
- THE EASTERN POND HAS BEEN ALTERED TO INCLUDE A DRAINAGE PAN AND ADDITIONAL OUTFALL RIPRAP.
- THE PAN BETWEEN BUILDINGS 1, 2, 3, AND 4 IS NOW A TRENCH DRAIN.
- THE WATER LINES TO BUILDINGS 1 AND 2 HAVE BEEN ALTERED.
- CALLOUT CIRCLE 8 HAS CHANGE FROM A 4-FOOT TO A 2-FOOT STRUCTURE.
- CALLOUTS CIRCLE 20 - 26 HAVE BEEN ADDED.
- ALL WATER AND SANITARY SERVICE LINES ON THE ESAT SIDE OF THE SITE (BUILDINGS 1 - 7) ARE NOW SHOWN EXTENDING INTO THE BUILDINGS RATHER THAN STOPPING RIGHT AT THEM.



KEY NOTES

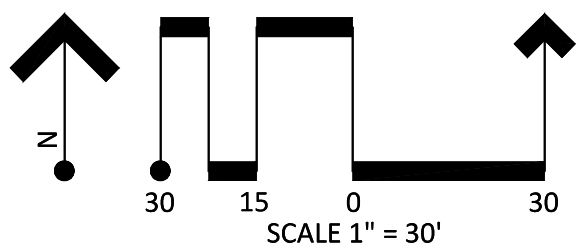
- WATER
- 1 CONNECT TO EXISTING WATER LINE
  - 2 8-INCH PVC WATER LINE
  - 3 90° BEND
  - 4 11.25° BEND
  - 5 8-INCH TEE
  - 6 8" X 4" TEE
  - 7 8-INCH GATE VALVE
  - 8 4-INCH FIRE LINE DIP (PRIVATE)
  - 9 FIRE HYDRANT ASSEMBLY
  - 10 1.5-INCH WATER TAP
  - 11 1.5-INCH TYPE K COPPER WATER LINE
  - 12 1.5-INCH WATER METER
  - 13 8" X 16" CONNECTION
  - 14 8" BLOW-OFF VALVE
  - 15 8" X 6" TEE
  - 16 6-INCH PVC WATER LINE
  - 17 FIRE DEPARTMENT CONNECTION (FDC) WITH KNOX CAPS
  - 18 KNOX BOX
  - 19 SOS SYSTEM AND MANUEL RELEASE
  - 20 3/4-INCH WATER TAP
  - 21 3/4-INCH WATER METER
  - 22 3/4-INCH TYPE K COPPER WATER LINE
  - 23 ADJUST MANHOLE RIM TO FINISHED GRADE
  - 24 END OF FIRE LANE
  - 25 2-INCH WATER TAP
  - 26 2-INCH TYPE K COPPER WATER LINE
  - 27 2-INCH CURB STOP AND STOP BOX
  - 28 2-INCH TEE
  - 29 3/4-INCH CURB STOP AND STOP BOX
  - 30 3/4-INCH WATER METER
  - 31 3/4-INCH TYPE K COPPER WATER LINE
  - 32 2" X 3/4" TEE
  - 33 8-INCH 90° BEND WITH 6-INCH REDUCER
  - 34 6-INCH GATE VALVE
  - 35 22.5 DEGREE VERTICAL BEND
  - 36 11.25 DEGREE VERTICAL BEND
- SANITARY SEWER
- 1 8-INCH PVC SANITARY LINE
  - 2 48-INCH SANITARY SEWER MANHOLE
  - 3 4-INCH PVC SANITARY SERVICE LINE
  - 4 4-INCH PVC CONNECTION
  - 5 4-INCH SANITARY CLEANOUT
  - 6 INSTALL 4-INCH DOUBLE SANITARY CLEANOUT
- STORM SEWER
- 1 5-FOOT TYPE R INLET MODIFIED
  - 2 10-FOOT TYPE R INLET MODIFIED
  - 3 18-INCH RCP STORM
  - 4 12-INCH RCP STORM
  - 5 48-INCH STORM SEWER MANHOLE
  - 6 24-INCH RCP STORM
  - 7 2-FOOT CONCRETE PAN
  - 8 2-FOOT OUTLET STRUCTURE
  - 9 FLARED END SECTION
  - 10 4.5-FOOT TRAPEZOIDAL GRASS SWALE
  - 11 RIPRAP PAD FOR OUTLET PROTECTION
  - 12 2-FOOT X 2-FOOT LANDSCAPE INLET
  - 13 RIPRAP PAD FOR OVERFLOW PROTECTION
  - 14 8-FOOT WIDE CONCRETE PAN
  - 15 EMERGENCY OVERFLOW WEIR RIPRAP PROTECTION
  - 16 CONCRETE LEVEL SPREADER
  - 17 60-INCH STORM SEWER MANHOLE
  - 18 15-INCH RCP STORM
  - 19 RIPRAP PAD FOR SCOUR PREVENTION
  - 20 CONTECH CDS 6-FOOT UNIT
  - 21 12-INCH CHANNEL DRAIN
  - 22 8-INCH STORM DRAIN CLEANOUT
  - 23 8-INCH PVC STORM
  - 24 4-INCH PVC STORM
  - 25 6-INCH DURA SLOPE DRAIN
  - 26 2-FOOT MANHOLE

LEGEND

- PROPERTY LINE
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE SIDEWALK
- EXISTING SANITARY LINE
- EXISTING OH ELECTRICAL
- EXISTING GAS LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED 48" STORM DRAIN MANHOLE
- PROPOSED 48" SANITARY MANHOLE
- PROPOSED SANITARY LINE
- FIRE RISER ROOM WITH EXTERIOR DOOR
- FIRE DEPARTMENT CONNECTION (FDC) WITH KNOX CAPS
- CHANNEL AREA TO REMAIN AT EXISTING GRADE

NOTES

1. STORM SEWER SYSTEM IS PRIVATE AND WILL BE MAINTAINED BY DEVELOPER, HELENA HOLDING, LLC.
2. ALL UTILITIES CROSSING THE WOODRIM TRIBUTARY ARE TO BE BORED.
3. THE WESTERN POND WILL HAVE A FLAPGATE INSTALLED AT THE OUTFALL.



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SITE PLAN

1900 SOUTH CHAMBERS  
SUBDIV. FLG. NO. 1

AURORA, COLORADO

JOB NO. 18.010

UTILITY PLAN

UP-1 (5 OF 20)

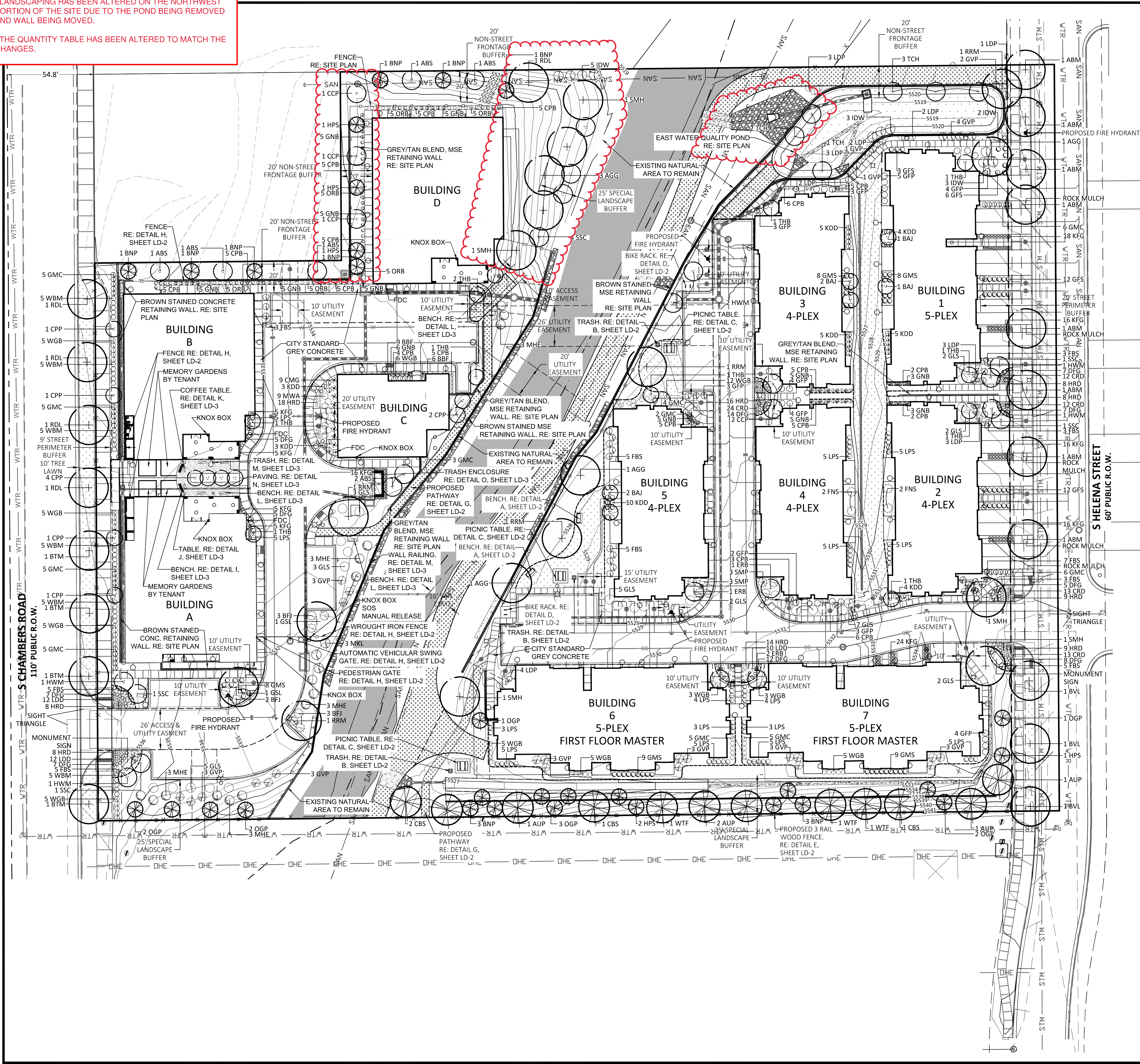
DATE	DESCRIPTION
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03.01.19	4TH COA SUBMITTAL
05.28.19	5TH COA SUBMITTAL
06.22.19	6TH COA SUBMITTAL
12.13.19	7TH COA SUBMITTAL



FIRST AMENDMENT CHANGES

- LANDSCAPING HAS BEEN ALTERED ON THE NORTHWEST PORTION OF THE SITE DUE TO THE POND BEING REMOVED AND WALL BEING MOVED.

- THE QUANTITY TABLE HAS BEEN ALTERED TO MATCH THE CHANGES.



LEGEND

LANDSCAPE EDGER	DECIDUOUS SHRUBS
SOD	EVERGREEN SHRUBS
LOW-GRO NATIVE SEED MIX	ORNAMENAL GRASSES
DETENTION AREA SEED MIX	PERENNIAL FLOWERS
DECIDUOUS TREE	EXISTING CONTOUR
EVERGREEN TREE	PROPOSED CONTOUR
ORNAMENAL TREE	PROPOSED FENCE
	PROPOSED RETAINING WALL
	DECOMPOSED GRANITE PATHWAY
	MONUMENT SIGN
	PROPOSED SITE LIGHTING

QUANTITY	SYMBOL	COMMON/BOTANICAL NAME	DESCRIPTION	SIZE	WATER USAGE
8	ABM	AUTUMN BLAZE MAPLE	2 1/2" CAL SINGLE TRUNK	50X40 FEET	MED.
4	BTM	ACE OF HEARTS AUTUMN BLAZE	2 1/2" CAL SINGLE TRUNK	30X30 FEET	LOW
5	RRM	ACE GRANDIDENTATUM	2 1/2" CAL SINGLE TRUNK	40X30 FEET	MED.
2	GSL	ROYAL RED NORWAY MAPLE	2 1/2" CAL SINGLE TRUNK	40X30 FEET	MED.
5	RDL	ACE PLATANOIDES ROYAL RED	2 1/2" CAL SINGLE TRUNK	70X45 FEET	MED.
3	BVL	TITIA AMERICANA REDMOND	2 1/2" CAL SINGLE TRUNK	60X30 FEET	MED.
6	AGG	AUTUMN GOLD GINKGO	2 1/2" CAL SINGLE TRUNK	50X35 FEET	MED.
5	SMH	SHADOWERMASTER HONEYLOCUST	2 1/2" CAL SINGLE TRUNK	50X40 FEET	LOW
13	BNP	BOSNIAN PINE	6" MIN.	25X12 FEET	LOW
11	OGP	ORIGIN GREEN AUSTRIAN PINE	6" MIN.	20X15 FEET	LOW
6	HPS	HOOPIER SPRUCE	6" MIN.	25X12 FEET	MED.
4	CBS	PICEA PARGENS NEOPAL	6" MIN.	60X30 FEET	MED.
5	AUP	PICEA PARGENS BABY BLUE	6" MIN.	60X40 FEET	LOW
3	WTF	WHITE FIR	6" MIN.	60X30 FEET	MED.
6	BAJ	BLUE ARROW JUNIPER	6" MIN.	4X12 FEET	LOW
4	FNS	JUNIPERUS SCOPULORUM BLUE ARROW	6" MIN.	6X15 FEET	MED.
5	CP	CHANTICLEER PEAR	2" CAL SINGLE TRUNK	35X15 FEET	MED.
6	HWM	HOT WING TATARIAN MAPLE	2" CAL SINGLE TRUNK	20X20 FEET	LOW
7	ABS	AUTUMN BRILLIANCE SERVICEBERRY	2" CAL SINGLE TRUNK	25X20 FEET	LOW
4	TCH	THORNLESS COCKSPUR HAWTHORN	2" CAL SINGLE TRUNK	15X15 FEET	LOW
8	SSC	SPRING SNOW CRABAPPLE	2" CAL SINGLE TRUNK	25X25 FEET	MED.
4	ERB	EASTERN REDBUD	2" CAL SINGLE TRUNK	20X20 FEET	MED.
10	CPP	CERCIS CANADENSIS	2" CAL SINGLE TRUNK	20X10 FEET	MED.
11	THB	TALL HEDGE BUCKTHORN	2" CAL SINGLE TRUNK	4X12 FEET	LOW
67	LPS	LITTLE PRINCESS SPIRAEA	5 GAL.	3X3 FEET	MED.
33	GFS	GOLDFLAME SPIRAEA	5 GAL.	3X3 FEET	MED.
44	FBS	FROEBEL SPIRAEA	5 GAL.	4X4 FEET	MED.
42	GMS	GOLDMOUND SPIRAEA	5 GAL.	2X3 FEET	MED.
29	GVP	GOLDEN VICARY PRIVET	5 GAL.	6X5 FEET	MED.
23	LDP	LOOSESE PRIVET	5 GAL.	3X4 FEET	LOW
51	GMC	GREEN MOUND CURRANT	5 GAL.	4X3 FEET	LOW
59	WGB	WINTER GEM BOXWOOD	5 GAL.	3X3 FEET	MED.
35	GFP	GOLDEN PINE POTENTILLA	5 GAL.	3X4 FEET	LOW
3	MKL	MISS KIM LILAC	5 GAL.	6X6 FEET	LOW
9	MWA	MINIET WEGELA	5 GAL.	4X4 FEET	MED.
15	MHE	MANHATTAN EUONYMUS	5 GAL.	6X6 FEET	MED.
39	KDD	KELSEY DWARF DOGWOOD	5 GAL.	3X3 FEET	MED.
15	IDW	ISANTO DOGWOOD	5 GAL.	5X6 FEET	MED.
31	GLS	GLASS FOUNTAIN SUMAC	5 GAL.	3X6 FEET	LOW
83	CPB	CRIMSON PYGMY JAPANESE BARBERRY	5 GAL.	2X2 FEET	LOW
57	GNB	GOLDEN NUGGET JAPANESE BARBERRY	5 GAL.	2X2 FEET	LOW
30	ORB	ORANGE COLUMNAR BARBERRY	5 GAL.	2X4 FEET	LOW
8	BFJ	BUFFALO JUNIPER	5 GAL.	18X6 FEET	LOW
6	SMP	SLOWMOUND MUGO PINE	5 GAL.	5X7 FEET	LOW
30	WBM	WHITE BUT MUGO PINE	5 GAL.	3X3 FEET	LOW
126	KFG	KARL FOERSTER'S FEATHER REED GRASS	1 GAL.	4X2 FEET	LOW
9	CMG	COMPACT MAIDEN GRASS	1 GAL.	4X3 FEET	MED.
77	DFG	DWARF FOUNTAIN GRASS	1 GAL.	2X1.5 FEET	LOW
15	BBF	BOLDER BLUE FESCUE GRASS	1 GAL.	12X10"	LOW
98	HRD	HAPPY RETURNS DAYLILY	1 GAL.	1.5X1.5 FEET	LOW
74	CRD	CRANBERRY RED DAYLILY	1 GAL.	1.5X1.5 FEET	LOW
34	LDO	LAVENDER DAYLILY	1 GAL.	1.5X1.5 FEET	LOW

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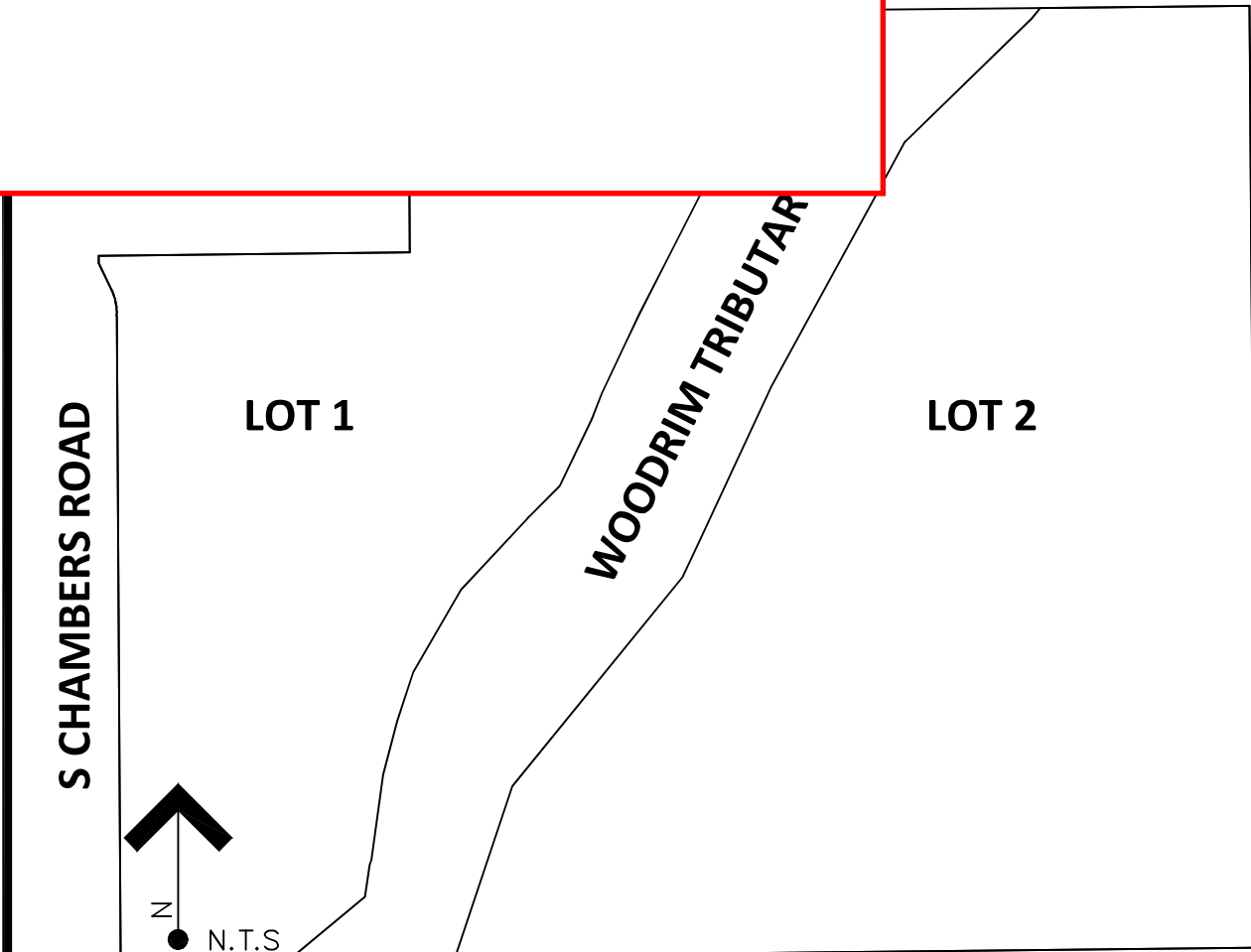
LANDSCAPE PLAN JOB NO. 18.010

LP-1 (6 OF 20)



FIRST AMENDMENT CHANGES

- THE MARKED PORTIONS OF THE TABLES HAVE BEEN ALTERED TO MATCH THE PLAN'S CHANGES.



STANDARD LANDSCAPE NOTES:

- SOIL PREPARATION: MIX THE FOLLOWING SOIL AMENDMENTS AND APPLY TO SOD AND SHRUB BED AREAS.
  - ASPEN RICH COMPOST -- FOUR (4) CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA
  - COMMERCIAL FERTILIZER (20-10-5): 10 LBS. PER 1,000 S.F.
  - SUPERPHOSPATE: 10 LBS. PER 1,000 S.F.
- SEE PHOTOMETRIC PLAN FOR INFORMATION REGARDING FREESTANDING LIGHTS.
- SURFACE MATERIALS ARE CITY STANDARD GREY CONCRETE FOR SIDEWALKS, STAMPED COLORED CONCRETE FOR PLAZA AREAS, AND DECOMPOSED GRANITE FOR TRAIL PATHWAYS.
- ALL UTILITY EASEMENT SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE
- ALL PLANTINGS WITHIN SIGHT DISTANCE TRIANGLES SHALL COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

GENERAL LANDSCAPE NOTES:

- SEED MIX: SHALL BE LOW GROW MIX NATIVE SEED PER GREEN VALLEY TURF CO. LITTLETON, CO 80125, (303) 798-6764. SEEDING RATE: DRYLAND: 20-25LBS/ACE, IRRIGATED: 20LBS/ACE.
- DETENTION POND SEED MIX: SHALL BE DETENTION BASIN WILDFLOWER SEED MIX PER SEEDLAND.COM. PRODUCT #WFAS-3164-10. PLANTING RATE FOR 1/2 ACRE OR LESS 12 OZ./1000 SQ. FT.
- SOD: SHALL BE KENTUCKY BLUEGRASS SOD PER THE SOD GUY AURORA, CO 80014, (303)841-7575
- LANDSCAPE EDGING SHALL BE GREEN PAINTED EDGING W/ STAKES - 1/8"X4"X10' PER JENSEN SALES COMPANY 9880 SANTA FE DR, LITTLETON, CO 80125 (303) 791-4250.
- ALL MULCH SHALL BE TWO (2) INCH MOUNTAIN COBBLE ROCK PER JENSEN SALES COMPANY 9880 SANTA FE DR, LITTLETON, CO 80125 (303) 791-4250 (MINIMUM 3" DEPTH) AND MAY BE PLACED OVER WEED BARRIER FABRIC IN ALL LANDSCAPE AREAS.
- SEE SITE DETAILS SHEET (SD-1) FOR ALL FENCING, RETAINING WALLS, AND SIGNAGE.
- SEE ARCHITECT PLANS FOR TRASH ENCLOSURE DETAILS.
- SEE PHOTOMETRIC PLAN FOR ALL SIGHT LIGHTING.
- ALL PLANTINGS WITHIN SIGHT DISTANCE TRIANGLES SHALL COMPLY WITH CITY OF AURORA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
- PATIO PAVING: SHALL BE STAMPED COLORED CONCRETE.
- FIRE HYDRANTS PLACED IN LANDSCAPE ISLANDS MUST MAINTAIN A 3' MINIMUM CLEARANCE TO THE FACE OF ALL ADJACENT CURBS.
- THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 3 FEET AND NO MATERIAL GREATER THAN 2 FEET IN HEIGHT) AND LANDSCAPING REQUIREMENTS.
- LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.

SITE DATA - LOT 1

SITE DATA - LOT 1										
		AREA IN S.F.	PERCENTAGE (%)							
EXISTING OVERALL SITE AREA: (5.89 AC)		256,754	87,218		100%					
LOT 1 TOTAL SITE AREA: (2.002 AC)		27,034	31%							
BUILDING COVERAGE:		31,125	36%							
HARDSURFACE AREA:		29,059	33%							
LANDSCAPE AREA		2,724	3%							
COOL SEASON GRASSES (MAX. 33%)		7,881	9%							
NON-WATER USING AREA <b>ROCK</b> MULCH		957	1%							
NON-WATER USING AREA <b>WOOD</b> MULCH										
STREET LANDSCAPE										
SIDE	ROW AT FL W/O DRIVE ENTRY	WIDTH REQ.	WIDTH PROV.	TREES/SHRUBS REQ. (1 T PER 40 LF)	TREES/SHRUBS EXISTING	TREES PROV.	SHRUBS PROV.	GRASS PROV.	PEREN PROV.	
CHAMBERS ROAD	316	10'	10'	8	0	8	0	0	0	
STREET PERIMETER BUFFER										
SIDE	LENGTH	WIDTH REQ.	WIDTH PROV.	TREES/SHRUBS REQ. (1 T/ 10 S PER 40 LF)	TREES/SHRUBS EXISTING	TREES PROV.	SHRUBS PROV.	GRASS PROV.	PEREN PROV.	
CHAMBERS ROAD	327	20	9	8/80	0/0	8	80	14	40	
NON-STREET FRONTAGE BUFFER										
SIDE	LENGTH	WIDTH REQ.	WIDTH PROV.	TREES/SHRUBS REQ. (1 T/5 S PER 25 LF)	TREES/SHRUBS EXISTING	TREES PROV.	SHRUBS PROV.	GRASS PROV.	PEREN PROV.	
NORTH BOUNDARY	462	20'	20'	18/92	0/0	18	95	0	0	
SPECIAL LANDSCAPE BUFFER										
SIDE	LENGTH	WIDTH REQ.	WIDTH PROV.	TREES/SHRUBS REQ. (1 T/5 S PER 25 LF)	TREES/SHRUBS EXISTING	TREES PROV.	SHRUBS PROV.	GRASS PROV.	PEREN PROV.	
SOUTH BOUNDARY	85	25'	25'	4/17	0/0	4	17	0	0	
SPECIAL LANDSCAPE BUFFER										
SIDE	LENGTH	WIDTH REQ.	WIDTH PROV.	TREES/SHRUBS REQ. (1 T/5 S PER 25 LF)	TREES/SHRUBS EXISTING	TREES PROV.	SHRUBS PROV.	GRASS PROV.	PEREN PROV.	
NORTHEAST BOUNDARY	145	25'	25'	6/30	0/0	9	0	0	0	
WATER ZONE TABULATION										
AREA TYPE	ZONE (WATER USE)	AREA IN S.F.								
SHRUBS, TREES, NATIVE SEED MIX, & MULCHED PLANTING BEDS	WATER CONSERVING	26,335								
SOD (on site)	NON-WATER CONSERVING	2,724								
SITE LANDSCAPE DATA										
	TOTAL AREA	LANDSCAPE AREA	PERCENT REQ.	PERCENT PROVIDED.						
LOT TOTAL	87,218	29,059	15%	33%						

SITE DATA - LOT 1 - BUILDING PERIMETER LANDSCAPE

LOT 1 - BUILDING PERIMETER LANDSCAPING (1.25/5 LF)							
BUILDING	BUILDING PERIMETER LANDSCAPE DESCRIPTION	LENGTH (L.F.)	T.E. REQUIRED	TREES PROV.	SHRUBS PROV.	PERENNIAL / GRASS PROV.	TOTAL T.E. PROV.
A	<b>BUILDING A</b>	<b>1 T.E. / 40 L.F.</b>					
	NORTH	83'	2	2	0	0	2
	SOUTH	83'	2	2	10	0	3
	WEST	105'	3	2	30	0	5
B	<b>BUILDING B</b>	<b>1 T.E. / 40 L.F.</b>					
	EAST	105'	3	1	5	15	2
	NORTH	83'	2	4	20	0	6
	SOUTH	83'	2	2	0	0	2
C	<b>BUILDING C</b>	<b>1 T.E. / 40 L.F.</b>					
	WEST	105'	3	2	30	0	5
	EAST	105'	3	1	8	15	2.3
	NORTH	71'	2	0	16	15	2.1
D	<b>BUILDING D</b>	<b>1 T.E. / 40 L.F.</b>					
	SOUTH	71'	2	2	3	10	2.6
	WEST	53'	1	0	15	27	2.4
	EAST	53'	1	3	5	0	3.5
	<b>BUILDING E</b>	<b>1 T.E. / 40 L.F.</b>					
	NORTH	83'	2	0	25	0	2.5
	SOUTH	83'	2	2	0	0	2
	WEST	105'	3	6	40	0	10
	<b>BUILDING F</b>	<b>1 T.E. / 40 L.F.</b>					
	EAST	105'	3	3	0	0	3

SITE DATA - LOT 2

SITE DATA - LOT 2										
EXISTING OVERALL SITE AREA: (5.89 AC)		AREA IN S.F.		PERCENTAGE (%)						
HELENA STREET ROW DEDICATION		256,754								
LOT 2 TOTAL SITE AREA: (2.879 AC)		14,251								
BUILDING COVERAGE:		125,388		100%						
HARDSURFACE AREA:		49,742		40%						
LANDSCAPE AREA		31,318		25%						
COOL SEASON GRASSES (MAX. 33%):		44,328		35%						
NON-WATER USING AREA <b>ROCK</b> MULCH		9,433		8%						
NON-WATER USING AREA <b>WOOD</b> MULCH		8894		7%						
		437		0%						
STREET LANDSCAPE										
SIDE	ROW AT FL W/O DRIVE ENTRY	WIDTH REQ.	WIDTH PROV.	TREES/SHRUBS REQ. (1 T PER 40 LF)	TREES/SHRUBS EXISTING	TREES PROV.	SHRUBS PROV.	GRASSES PROV.	PERRENIAL PROV.	
HELENA STREET	442	15'	15'	11	0	11	0	0	0	
STREET PERIMETER BUFFER										
SIDE	LENGTH	WIDTH REQ.	WIDTH PROV.	TREES/SHRUBS REQ. (1 T/10 S PER 40 LF)	TREES/SHRUBS EXISTING	TREES PROV.	SHRUBS PROV.	GRASSES PROV.	PERRENIAL PROV.	
HELENA STREET	448	20	20	11/112	0/0	11	58	93	84	
NON-STREET FRONTAGE BUFFER										
SIDE	LENGTH	WIDTH REQ.	WIDTH PROV.	TREES/SHRUBS REQ. (1 T/5 S PER 25 LF)	TREES/SHRUBS EXISTING	TREES PROV.	SHRUBS PROV.	GRASSES PROV.	PERRENIAL PROV.	
NORTH BOUNDARY	105	20'	20'	4/21	0/0	4	21	0	0	
SPECIAL LANDSCAPE BUFFER										
SIDE	LENGTH	WIDTH REQ.	WIDTH PROV.	TREES/SHRUBS REQ. (1 T/5 S PER 25 LF)	TREES/SHRUBS EXISTING	TREES PROV.	SHRUBS PROV.	GRASSES PROV.	PERRENIAL PROV.	
SOUTH BOUNDARY	402	25'	25'	16/80	0/0	24	0	0	0	
DETENTION POND LANDSCAPING (1T/10S PER 4,000 SF)										
DETENTION POND	AREA	TREES/SHRUBS REQ. (1T/10S PER 4000 SF)		TREES/SHRUBS EXISTING	TREES PROV.	SHRUBS PROV.	GRASSES PROV.	PERRENIAL PROV.		
DETENTION POND EAST	5,196	2/13		0/0	3	3	0	0		
WATER ZONE TABULATION										
AREA TYPE	ZONE (WATER USE)	AREA IN S.F.								
ROCK MULCH	NON-WATER USING	0								
SHRUBS, TREES, NATIVE SEED MIX, & MULCHED PLANTING BEDS	WATER CONSERVING	44,328								
SOD (on site)	NON-WATER CONSERVING	9,433								
SITE LANDSCAPE DATA										
	TOTAL AREA	LANDSCAPE AREA	PERCENT REQ.	PERCENT PROVIDED.						
LOT TOTAL	125,388	44,328	15%	35%						

SITE DATA - LOT 2 - BUILDING PERIMETER LANDSCAPE

LOT 2 - BUILDING PERIMETER LANDSCAPING (1.25/5 LF)								
BUILDING	BUILDING PERIMETER LANDSCAPE DESCRIPTION	LENGTH	TREES REQ.	TREES PROV.	TALL SHRUBS REQ.	TALL SHRUBS PROV.	REG. SHRUBS REQ.	REG. SHRUBS PROV.
1	BUILDING 1 ELEVATION	410 L.F. - 103 PLANTS						
	5% TREES (MIX OF EVERGREEN AND DECIDUOUS)		5	7				
	15% TALL SHRUBS				15	15		
	80% OTHER SHRUBS						82	62
2	BUILDING 2 ELEVATION	352 L.F. - 88 PLANTS						
	5% TREES (MIX OF EVERGREEN AND DECIDUOUS)		4	6				
	15% TALL SHRUBS				13	13		
	80% OTHER SHRUBS						70	50
3	BUILDING 3 ELEVATION (DW WEST OF BLDG.)	240 L.F. - 60 PLANTS						
	5% TREES (MIX OF EVERGREEN AND DECIDUOUS)		3	4				
	15% TALL SHRUBS				9	9		
	80% OTHER SHRUBS						48	48
4	BUILDING 4 ELEVATION (DW WEST OF BLDG.)	240 L.F. - 60 PLANTS						
	5% TREES (MIX OF EVERGREEN AND DECIDUOUS)		3	4				
	15% TALL SHRUBS				9	9		
	80% OTHER SHRUBS						48	48
5	BUILDING 5 ELEVATION (DW EAST OF BLDG.)	240 L.F. - 60 PLANTS						
	5% TREES (MIX OF EVERGREEN AND DECIDUOUS)		3	5				
	15% TALL SHRUBS				9	13		
	80% OTHER SHRUBS						48	48
6	BUILDING 6 ELEVATION (DW NORTH OF BLDG.)	265 L.F. - 66 PLANTS						
	5% TREES (MIX OF EVERGREEN AND DECIDUOUS)		3	3				
	15% TALL SHRUBS				10	10		
	80% OTHER SHRUBS						53	53
7	BUILDING 7 ELEVATION (DW EAST OF BLDG)	265 L.F. - 66 PLANTS						
	5% TREES (MIX OF EVERGREEN AND DECIDUOUS)		3	3				
	15% TALL SHRUBS				10	10		
	80% OTHER SHRUBS						53	53
***DW - DRIVEWAY								